Mainland/Southwest
Development Region

1 General Economy

Regional Districts in Development Region: Greater Vancouver, Fraser Valley, Sunshine Coast, Squamish-Lillooet

The delta of the Fraser River, with its access to the ocean, is home to the largest concentration of people in the province. The greater Vancouver region has a well diversified manufacturing, trade, and service base and many of the areas surrounding Vancouver contribute to its economic activities. In the regions furthest from Vancouver, forestry and agriculture continue to be the main economic activities. Tourism is also important to most of the area, particularly in the resort communities to the North of the city. The municipalities of the Greater Vancouver Regional District (GVRD) have agreed on a Liveable Region Strategic Plan which designates a "Growth Concentration Area" where infrastructure such as rapid transit will be put into place to accommodate increased growth.

The notes above and later in this report on Demographics and Projections are the basis for BC Stats population projection P33 completed in the Summer of 2008. The projections are updated annually to reflect known demographic shifts and economic conditions. Full projections with "Components of Change", "Special Age Groups", "5 Year Age Cohorts by Sex", and accompanying notes are available for B.C., the 8 development regions, the 28 regional districts, the 79 local health areas (LHAs) and a number of "special areas" of local interest which are not part of a province-wide geocoding system. Individual areas, including age and sex detail, are modestly priced. Users requiring only total population projections are able to self serve for free from our population projection page: www.bcstats.gov.bc.ca/data/pop/pop/popproj.asp The full B.C. level projection is available free on the above page.

2 Economic Structure - Number of Business Locations, by Sector, by Employment Size, December 2011

NAICS Code	Industry Sector based on NAICS Canada (North American Industrial Classification System)	Mainland/Southwest							British Columbia
		Locations With No Employees	Firms with Employees					With Employees	
			Less Than 20	20 to 49	50 to 199	200 Plus	All Sizes with Emp.	Percent of Total	Percent of Total	All Sizes
	Total, All Industries	123,939	91,323	7,535	3,427	627	102,912	100.0%	100.0%	173,589
11	Agric., Forestry, Fishing & Hunt	2,574	2,201	166	83	7	2,457	2.4%	4.0%	6,932
21	Mining & Oil & Gas Extract.	665	409	28	15	4	456	0.4%	0.6%	1,045
22	Utilities	68	62	5	7	6	80	0.1%	0.1%	210
23	Construction	18,235	10,449	605	247	34	11,335	11.0%	12.1%	21,011
31	Manufacturing (31-33)	2,487	3,480	629	380	63	4,552	4.4%	4.1%	7,146
41	Wholesale Trade	4,792	5,813	530	198	15	6,556	6.4%	5.4%	9,305
44	Retail Trade (44-45)	5,600	9,836	974	504	53	11,367	11.0%	11.9%	20,657
48	Transp. & Warehousing (48-49)	7,917	3,566	281	151	43	4,041	3.9%	4.2%	7,276
51	Information & Cultural Indust.	2,620	1,455	121	76	19	1,671	1.6%	1.4%	2,354
52	Finance & Insurance	9,669	3,547	529	141	33	4,250	4.1%	3.8%	6,667
53	Real Estate & Rental & Leasing	22,416	5,105	190	58	10	5,363	5.2%	4.9%	8,433
54	Profes'nl, Scientif. & Tech. Srv	19,866	12,347	436	187	32	13,002	12.6%	11.3%	19,584
55	Mgmt. of Companies & Enter.	7,645	1,511	141	75	33	1,760	1.7%	1.5%	2,537
56	Admin. & Sup'rt, Waste Mgmt.	5,140	4,647	370	218	39	5,274	5.1%	4.9%	8,523
61	Educational Services	1,292	1,195	195	74	38	1,502	1.5%	1.3%	2,289
62	Health Care & Social Assistance	3,073	8,296	427	231	63	9,017	8.8%	9.1%	15,793
71	Arts, Entertainment & Recreation	2,258	1,290	130	84	19	1,523	1.5%	1.6%	2,810
72	Accom. & Food Services	2,099	4,760	1,396	560	41	6,757	6.6%	6.8%	11,831
81	Other Serv's (ex. Public Admin.)	5,504	11,258	350	105	31	11,744	11.4%	10.5%	18,288
91	Public Administration	19	96	32	33	44	205	0.2%	0.5%	898

Source: Statistics Canada, Business Register Division. Note: This table formerly identified business establishments.

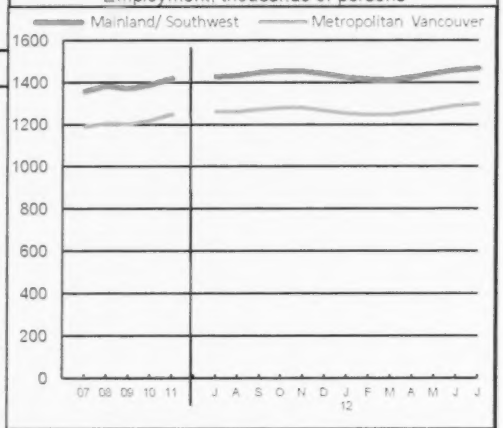
For historical record back to 1999, use link below: find Business Locations by Employee Size, choose XLS, select tab 'brnaics2'.
http://www.bcstats.gov.bc.ca/StatisticsBySubject/BusinessIndustry/BusinessCountsEmploymentByIndustry.aspx

Mainland/Southwest
Development Region

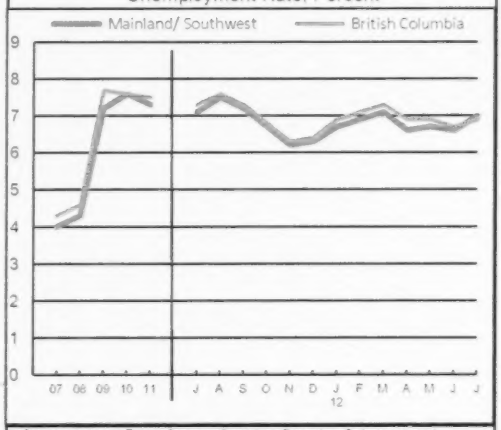
3 Employment and Unemployment Rate, monthly data are 3-month moving average, actual, ending in stated month

		Mainland/ Southwest		Metropolitan Vancouver		British Columbia	
		Emp ('000)	Unemp %	Emp ('000)	Unemp %	Emp ('000)	Unemp %
	2002	1,207.3	7.7	1,063.0	7.7	1,952.8	8.5
	2003	1,238.1	7.3	1,090.5	7.2	1,998.0	8.0
	2004	1,252.3	6.7	1,104.6	6.7	2,032.8	7.2
	2005	1,277.4	5.7	1,126.6	5.7	2,091.9	5.8
	2006	1,306.2	4.5	1,149.7	4.4	2,147.2	4.8
	2007	1,357.6	4.0	1,189.5	4.0	2,222.6	4.3
	2008	1,382.9	4.3	1,207.1	4.3	2,266.4	4.6
	2009	1,369.2	7.2	1,203.9	7.1	2,217.9	7.7
	2010	1,388.4	7.6	1,219.6	7.5	2,256.5	7.6
	2011	1,419.1	7.3	1,250.7	7.3	2,274.7	7.5
2011	Jan	1,391.4	7.3	1,223.5	7.0	2,250.0	7.5
	Feb	1,380.1	8.2	1,215.1	8.0	2,232.3	8.3
	Mar	1,375.6	8.5	1,211.8	8.3	2,227.7	8.7
	Apr	1,380.9	8.4	1,219.0	8.4	2,240.5	8.4
	May	1,398.6	7.7	1,236.9	7.7	2,261.0	7.8
	Jun	1,415.2	7.3	1,251.9	7.3	2,280.1	7.4
	Jul	1,426.6	7.1	1,260.8	7.2	2,295.3	7.3
	Aug	1,432.4	7.5	1,262.1	7.6	2,298.0	7.6
	Sep	1,446.1	7.2	1,273.5	7.4	2,300.7	7.3
	Oct	1,454.3	6.7	1,279.8	6.8	2,299.8	6.8
	Nov	1,452.3	6.2	1,279.2	6.2	2,296.6	6.3
	Dec	1,439.3	6.3	1,265.7	6.3	2,290.2	6.4
2012	Jan	1,423.1	6.7	1,252.7	6.6	2,275.0	6.9
	Feb	1,413.9	6.9	1,247.8	6.6	2,269.4	7.1
	Mar	1,410.0	7.1	1,247.1	6.6	2,267.0	7.3
	Apr	1,425.0	6.6	1,259.5	6.3	2,284.2	6.9
	May	1,443.0	6.7	1,275.6	6.6	2,304.5	6.9
	Jun	1,458.9	6.6	1,290.8	6.5	2,328.1	6.7
	Jul	1,466.9	7.0	1,298.1	7.0	2,339.8	6.9
	Aug						
	Sep						
	Oct						
	Nov						
	Dec						
Average:							
	Jan-Jul11	1,400.0	7.8	1,235.9	7.8	2,260.6	8.0
	Jan-Jul12	1,439.9	6.9	1,273.3	6.6	2,303.5	7.0
	% Change	2.9		3.0		1.9	

Employment, thousands of persons



Unemployment Rate, Percent



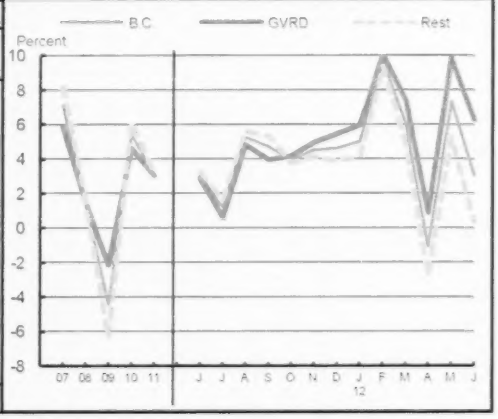
Source: Labour Force Survey, Statistics Canada. Sub-provincial regions are development regions or census metropolitan areas.

4 Retail Sales - based on Statistics Canada monthly survey

Year or Year/Year-to-Date		$ millions of retail sales: B.C.	Greater Vancouver	Rest of Province	Percent change on year ago: B.C.	Greater Vancouver	Rest of Province
Annual data	2007	56,930.4	25,733.1	31,197.3	7.1	5.9	8.2
	2008	57,783.0	26,116.0	31,667.0	1.5	1.5	1.5
	2009	55,221.9	25,556.4	29,665.6	-4.4	-2.1	-6.3
	2010	58,220.4	26,732.4	31,488.0	5.4	4.6	6.1
	2011	60,005.3	27,545.0	32,460.3	3.1	3.0	3.1
Jan-Jun	2011	28,298.4	13,157.0	15,141.4			
Jan-Jun	2012	29,663.9	14,030.8	15,633.2	4.8	6.6	3.2

Source: B.C. & GVRD data - Statistics Canada, CANSIM 080-0020, unadjusted data.

Percent Growth Over Previous Year



Mainland/Southwest
Development Region

Was 5 **Manufacturing Principal Statistics - Search at www.made-in-bc.ca for local firms, products and more**

This table is discontinued. Sub-provincial manufacturing principal statistics are no longer being produced.

The methodology used to generate Room Revenue estimates is being refined and as a result the regularly scheduled release of the data since April 2011 has been interrupted. BC Stats will be publishing updated estimates, including revisions to previously-released data, as soon as we are ready. We apologize for any inconvenience to users.

5 **Tourism Room Revenue ($ Thousands)**

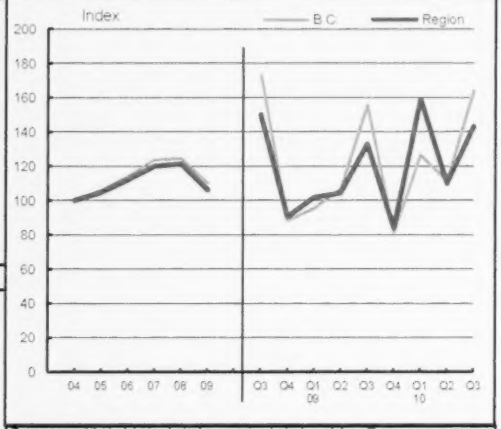
	Year	Total/YTD	Q1	Q2	Q3	Q4
Mainland/SW Dev. Region	2006	973,016.0	214,921.0	248,516.0	316,273.0	193,308.0
	2007	1,044,528.0	242,267.0	263,876.0	328,672.0	209,693.0
	2008	1,057,461.0	260,721.0	273,756.0	325,824.0	197,160.0
	2009	919,947.0	221,327.0	226,672.0	268,735.0	183,013.0
	2010	896,032.0	345,940.0	239,097.0	310,995.0	
British Columbia	2006	1,807,466.0	366,131.0	450,720.0	652,402.0	338,213.0
	2007	1,807,466.0	366,131.0	450,720.0	652,402.0	338,213.0
	2008	1,977,385.0	435,234.0	503,243.0	687,790.0	351,118.0
	2009	1,743,074.0	378,897.0	423,761.0	617,008.0	323,408.0
	2010	1,594,984.0	502,294.0	441,819.0	650,871.0	

2009 Room Revenue by Accommodation Type ($Thousands | %Share)

TOTAL	923,360.0	100.0%
Hotels	817,772.0	88.6%
251+ Rooms	402,044.0	43.5%
151-250 Rooms	143,499.0	15.5%
76-150 Rooms	216,047.0	23.4%
1-75 Rooms	56,183.0	6.1%
Motels	39,023.0	4.2%
Vacation Rentals	45,162.0	4.9%

asterisk before location denotes sub-area detail

Tourism Room Revenue Index 2004=100



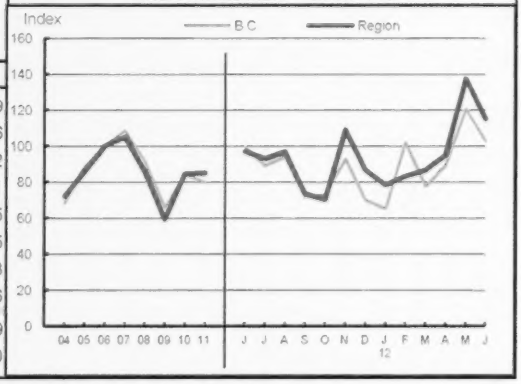
Source: Hotel tax database maintained by Consumer Taxation Branch, Ministry of Small Business and Revenu
Published in detail monthly by BC Stats.

All room revenue data has been revised. For an explanation, see our periodical called Tourism Sector Monitor, April and May issues of 2009.
Link to explanation of changes: http://www.bcstats.gov.bc.ca/pubs/pr_tour.asp

6 **Building Permits**

Year	Total Building Permits	Non Residential: Total Non Res.	Non Residential: Industrial	Non Residential: Comm-ercial	Non Residential: Institutional & Gov'ment	Residential	Residential: Units
	<-- $ Millions -->						
2004	5,371.6	1,375.0	198.4	861.5	315.1	3,996.6	23,699
2005	6,387.3	1,975.3	187.7	1,204.7	582.9	4,412.0	23,036
2006	7,451.1	2,710.1	227.9	1,809.0	673.3	4,741.0	24,562
2007	7,829.3	2,509.7	173.6	1,898.2	437.9	5,319.6	26,211
2008	6,383.0	2,496.0	173.3	1,911.4	411.3	3,887.0	17,615
2009	4,427.5	1,696.2	143.4	1,098.9	453.9	2,731.3	11,605
2010	6,295.8	1,877.7	115.5	1,163.5	598.7	4,418.0	19,498
2011	6,338.0	2,054.1	176.1	1,375.8	502.2	4,283.9	18,706
Jan-Jun 11	3,051.8	1,014.2	76.6	740.2	197.4	2,037.6	9,599
Jan-Jun 12	3,695.1	1,288.4	123.0	722.1	443.3	2,406.7	9,790

Total Permits Index 2006=100



Not all projects require a building permit, and not all municipalities & regions report. Latest month preliminary, previous month is revised.
Source: Statistics Canada (data collected from municipal and Regional District offices).

Mainland/Southwest
Development Region

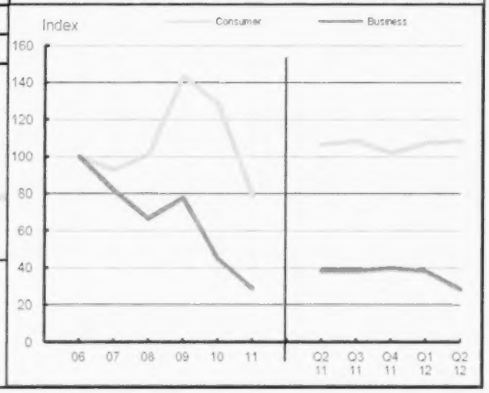
7 Business and Consumer Bankruptcies, Metro/Development Regions

Year	Mainland/SW DR		Vancouver, CMA		Abbotsford, CMA	
	Consumer	Business	Consumer	Business	Consumer	Business
2007	3,653	230	3,091	201	263	9
2008	3,985	187	3,361	161	304	14
2009	5,638	219	4,686	181	408	10
2010	5,059	127	4,119	104	380	9
2011	3,117	82	2,488	69	250	6
YTD-11	2,178	53	1,745	45	162	3
YTD-12	2,120	47	1,675	39	193	2

Source: Office of the Superintendent of Bankruptcy, Government of Canada
Total bankruptcy index includes business and consumer bankruptcies.

Note: Bankruptcy is not a good measure of business failure. Most firms that fail wind down operations and withdraw from business.

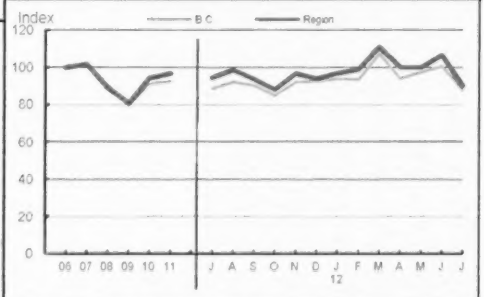
Mainland/SW DR Indices 2006=100



8 Incorporations

Year	Incorporations
2004	18,167
2005	22,467
2006	24,114
2007	24,538
2008	21,445
2009	19,483
2010	22,714
2011	23,335
Jan-Jul 11	13,872
Jan-Jul 12	14,129

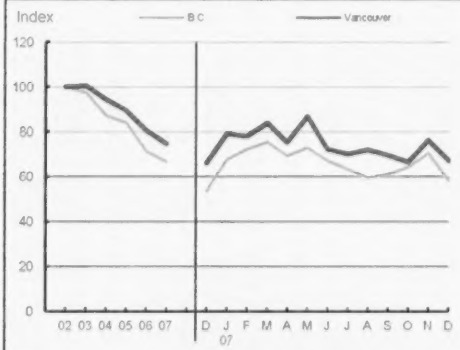
Incorporations Index 2006=100



Source: Incorporations - Ministry of Finance

Bankruptcies (Discontinued)

Total Bankruptcy Index 2002=100
Total = Consumer + Business



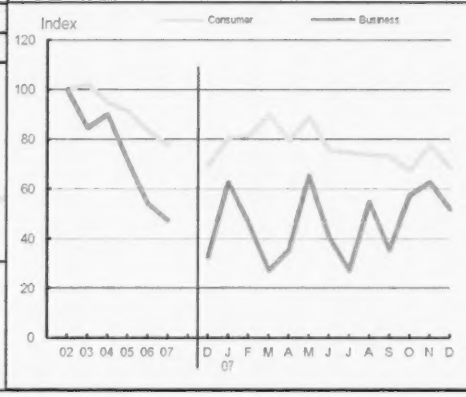
9 Business and Consumer Bankruptcies (Discontinued)

Year	Vancouver		Matsqui		Chilliwack	
	Consumer	Business	Consumer	Business	Consumer	Business
2003	4,099	372	321	44	184	21
2004	3,804	396	270	32	153	12
2005	3,671	314	265	26	147	6
2006	3,350	238	259	21	145	5
2007	3,118	208	249	9	108	5
Jan-Dec 06	3,350	238	259	21	145	5
Jan-Dec 07	3,118	208	249	9	108	5

Source: Office of the Superintendent of Bankruptcy, Government of Canada
Total bankruptcy index includes business and consumer bankruptcies.

Note: Bankruptcy is not a good measure of business failure. Most firms that fail wind down operations and withdraw from business.

Vancouver Indices 2002=100



Mainland/Southwest
Development Region

Dependence on the Safety Net

10 Basic Income Assistance

(Basic Income Assistance Recipients in Subject Group as a percent of Reference Group)

	Subject Group (receiving benefits)	All (0-64)	Children <19 yrs in Families	Young Adults (19-24)	'Mid' Group (25-54)	Single Parent Women
	Reference Group	Total Pop. 0-64	Total Pop. <19	Total Pop. 19-24	Total Pop. 25-54	Tot. Female 19-64
Mainland/SW Dev. Region	Sep '08	1.2	1.7	1.1	1.2	0.5
	Dec '08	1.3	1.8	1.3	1.3	0.5
	Mar '09	1.5	1.9	1.5	1.5	0.5
	Jun '09	1.5	2.0	1.5	1.5	0.5
	Sep '09	1.6	2.1	1.6	1.6	0.6
	Dec '09	1.7	2.2	1.7	1.7	0.6
	Mar '10	1.7	2.2	1.8	1.7	0.6
	Jun '10	1.7	2.2	1.8	1.7	0.6
	Sep '10	1.7	2.2	1.7	1.6	0.6

11 Employment Insurance (was UI)

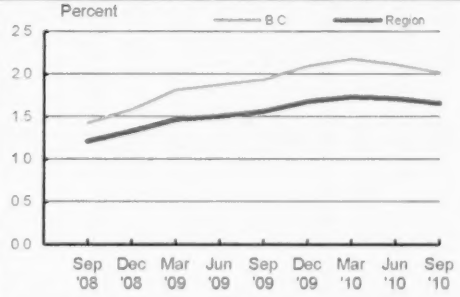
(EI beneficiaries as a percent of Reference Group)

Working Age (19-64)	Young Adults (19-24)	'Mid' Group (25-54)	'Older' Workers (55-64)	Note Older Data
Total Pop. 19-64	Total Pop. 19-24	Total Pop. 25-54	Total Pop. 55-64	
0.8	0.5	0.9	0.7	Sep '07
1.2	0.8	1.2	1.4	Dec '07
1.2	0.8	1.2	1.2	Mar '08
1.9	1.3	2.0	1.9	Jun '08
0.9	0.6	1.0	0.8	Sep '08
1.6	1.3	1.7	1.6	Dec '08
2.7	2.3	2.9	2.4	Mar '09
2.6	2.3	2.8	2.2	Jun '09
2.4	2.0	2.6	1.9	Sep '09

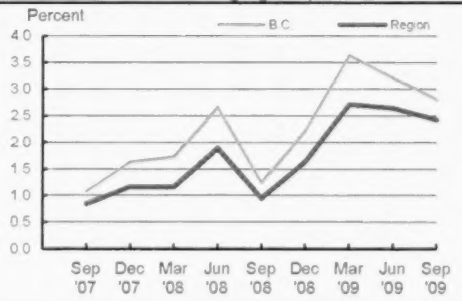
Duration of Dependence on Income Assistance (As of September 2010)

	Region	B.C.
Total Number of Recipients	38,177	75,506
Percent Distribution by Duration		
<1 Year	56.4	56.9
1-2 Years	24.1	24.5
>2 Years	19.5	18.6

All* Income Assistance Recipients as % of Total Pop 0-64: Region Compared to B.C.



EI Beneficiaries Aged 19-64 as % of Working Age Population



Source: Ministry of Social Development administrative files and BC Stats population estimates. These figures include only a subset of those receiving income assistance. Excluded are those on Continuous Assistance (disabled or with persistent multiple barriers to employment, children in the home of a relative, and OAS/seniors. A recipient is defined as 'each person living in a family or living alone that is receiving basic income assistance'. Data does not include Aboriginal people living on Reserve. Note: ' - ' Data too small to release.

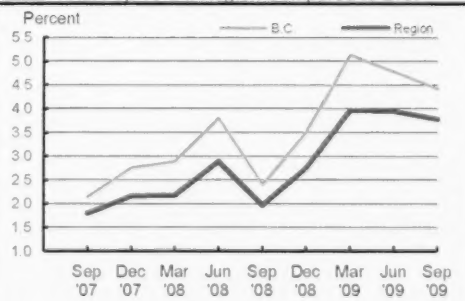
Source: Ministry of Social Development and BC Stats population estimates.

12 Dependence on Basic Income Assistance and/or Employment Insurance

(Basic Income Assistance Recipients + Employment Insurance Recipients in Subject Group as a percent of Reference Group)

	Subject Group (receiving assistance)	All (19-64)	Young Adults (19-24)	'Mid' Group (25-54)	'Older' Group (55-64)
	Reference Group	Total Pop. 19-64	Total Pop. 19-24	Total Pop. 25-54	Total Pop. 55-64
Mainland/SW Dev. Region	Sep '07	1.8	1.5	2.0	1.2
	Dec '07	2.2	1.8	2.3	1.8
	Mar '08	2.2	1.8	2.4	1.7
	Jun '08	2.9	2.3	3.1	2.3
	Sep '08	2.0	1.7	2.2	1.2
	Dec '08	2.8	2.6	3.0	2.1
	Mar '09	4.0	3.7	4.3	2.9
	Jun '09	3.9	3.7	4.3	2.7
	Sep '09	3.8	3.5	4.2	2.5

All 'Safety Net' Recipients as % of Total Pop 19-64: Region Compared to B.C.



Note: The data displayed here has been superseded by new series published on our web site with different geography and demographic groupings.

Mainland/Southwest
Development Region

13 Demographics

The Mainland/Southwest comprises well over half the provincial population, despite being the smallest in terms of land area. This region receives close to 90 per cent of immigrants moving to British Columbia, and over half of all interprovincial in-migrants. As a result, when the province experiences high levels of in-migration, this region also experiences population growth. Growth has been steady in this region, and particularly strong from 1986 to 1997. The population of this region was slightly older than the provincial population as a whole in 1986 but has aged at a slower pace, adding only 5.4 years to its median age since 1986, compared to a provincial increase of 7.2 years. Slower ageing resulted in a younger population in this area by 1989 and it has remained so up to the present. Fertility has decreased over time, and has been slightly lower than the corresponding provincial rates over the last two decades. Compared to the province as a whole, this area claims a larger proportion of individuals in the working age group (aged 18 to 64) as both child and elderly dependency ratios have been consistently lower than provincial ratios. Despite the decline in fertility and an increase in the number of deaths, natural increase remains strongly positive. This, in combination with strong net inflows of immigrants has resulted in substantial growth in this region over the last few decades.

14 Projection

It is expected that migration of people from other provinces and nations to British Columbia will remain positive throughout the projection period. As resource extraction activity increases in the province following higher commodity prices, and as manufacturing in Central Canada moderates, more people are moving to the province and to this region. At the same time, the number of people moving out of the region to other parts of the province is increasing. Natural increase is expected to become negative by the end of the projection period, as the number of deaths increases more quickly than the increase in births. However, as a result of the substantial inflows of migrants, this region will likely continue to experience steady population growth, adding over a million people to its population by 2036. The population will continue to age and, by the end of the projection, this area will likely have about 6.5 dependents for every 10 people of working age.

15 Selected Demographic Characteristics

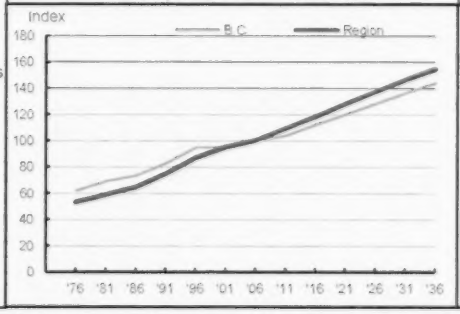
Year	Population by age group, Thousands of persons							House-holds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.4	283.1	177.9	381.0	276.8	139.3	1,343.5	464.4	0.441	0.167	0.608	1976
1981	93.6	264.5	199.9	463.6	296.2	167.4	1,485.2	550.4	0.373	0.174	0.548	1981
1986	108.4	263.2	193.5	553.4	321.3	195.9	1,635.8	638.9	0.348	0.183	0.531	1986
1991	124.8	300.8	192.4	669.8	367.4	230.0	1,885.2	711.4	0.346	0.187	0.533	1991
1996	137.4	354.0	212.2	767.5	465.9	258.3	2,195.3	827.7	0.340	0.179	0.519	1996
2001	130.0	384.7	236.5	796.6	568.0	286.7	2,402.5	911.4	0.321	0.179	0.501	2001
2006	128.0	384.0	254.0	780.0	667.0	317.6	2,530.4	968.1	0.301	0.187	0.488	2006
2011	141.2	377.9	267.9	827.2	774.1	378.6	2,766.9	1,081.2	0.278	0.203	0.480	2011
2016	151.4	386.1	252.7	898.1	843.6	459.4	2,991.2	1,197.4	0.270	0.230	0.500	2016
2021	164.8	412.0	246.8	975.3	883.4	554.4	3,236.7	1,300.8	0.274	0.263	0.537	2021
2026	171.4	443.8	255.8	1,018.6	921.8	662.6	3,474.0	1,398.0	0.280	0.302	0.582	2026
2031	173.0	472.5	270.8	1,027.9	980.2	774.4	3,698.7	1,494.9	0.283	0.340	0.623	2031
2036	174.9	489.8	289.5	1,033.7	1,060.0	859.0	3,906.9	1,589.8	0.279	0.360	0.639	2036

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

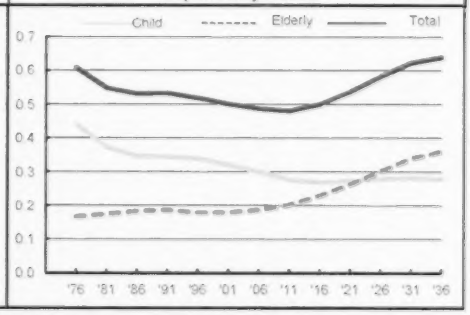
Child Dependency:
(ages 0-17) / (ages 18-64)

Elderly Dependency:
(ages 65+) / (ages 18-64)

Total Population Index 2006=100



Dependency Ratios



Source: Population data are Projection P-36, run in Summer 2011. Figures are adjusted for Census undercount and are for July 1st of stated year.
Note: Demographics and Projection notes in Tables 13 and 14 are from Projection P-33, run the Summer 2008.